

Arizona Department of Administration



**General Services Division
proudly presents...**

Construction Services Group

Bruce Ringwald, General Manager 542-6051

Janet Collegio 542-1925

Joe Grajeda 364-0776

Henry Halikowski 542-1984

Virginia Pierce 542-6401

Mike Rank 542-1983

Tony Rouch 542-3016

John Sempert 542-0074

Susan Shearn 364-2366

Betty Topar 542-1935

Clara Youngberg 542-6042



We want to be your full service Project Management Team of choice because...



- **We understand the special nature of public sector projects**
- **We know what it takes to deliver those projects successfully**
- **The CSV Group and Support Staff have been involved in projects with a construction value of more than one-half billion dollars in the past five years**

Our staff knows how to coordinate with multiple user groups and decision makers to provide you with a management plan



As construction professionals working with the project team, we can provide a significant savings on the cost, quality and schedule of your project

Our Project Managers have the expertise in coordination and communications to complete construction “On time and within Budget”





METHODS OF APPROACH

Our key role is to represent your interests by:

- **Acting as your liaison**
- **Coordinating the planning, designing, construction, etc. required to make your project a success**
- **Providing you with personal attention by assigning a Project Manager to your project from startup to closeout**



BENEFITS OF CSV ON YOUR TEAM

Construction Services Group has the...

- ✓ Expertise in Construction Management**
- ✓ Can provide a Cost Savings**
- ✓ We have expertise in State Procurement Services**
- ✓ We are committed to Customer Service**



Cost Savings



- \$ Construction Services is a not for profit group**
- \$ Our management fees include “Salary and Expenses only” which means more dollars dedicated to the project**
- \$ We provide project budget profiles, which includes, budget reconciliation, contractor payment administration, cost accounting, etc. which also equates to substantial cost savings**

**\$ We did a query of 34 independent firms
in the valley for Project Management fees**

**\$ And determined that the average fee for a
Project Manager is \$115 per hour**

**\$ Construction Services' fee is approximately
\$40 per hour**



Expertise in State Procurement Services

- ▶ **Construction Services knows the new procurement laws**
- ▶ **We have expertise in Alternate Project Delivery Methods (APDM)**
- ▶ **No project too big or too small**
- ▶ **Statutory Review**

Procurement Services for

- ▶ **Design-Bid-Build**
- ▶ **Design-Build**
- ▶ **Construction Manager @ Risk**
- ▶ **Job Order Contracting**
- ▶ **Architect/Engineer Services**





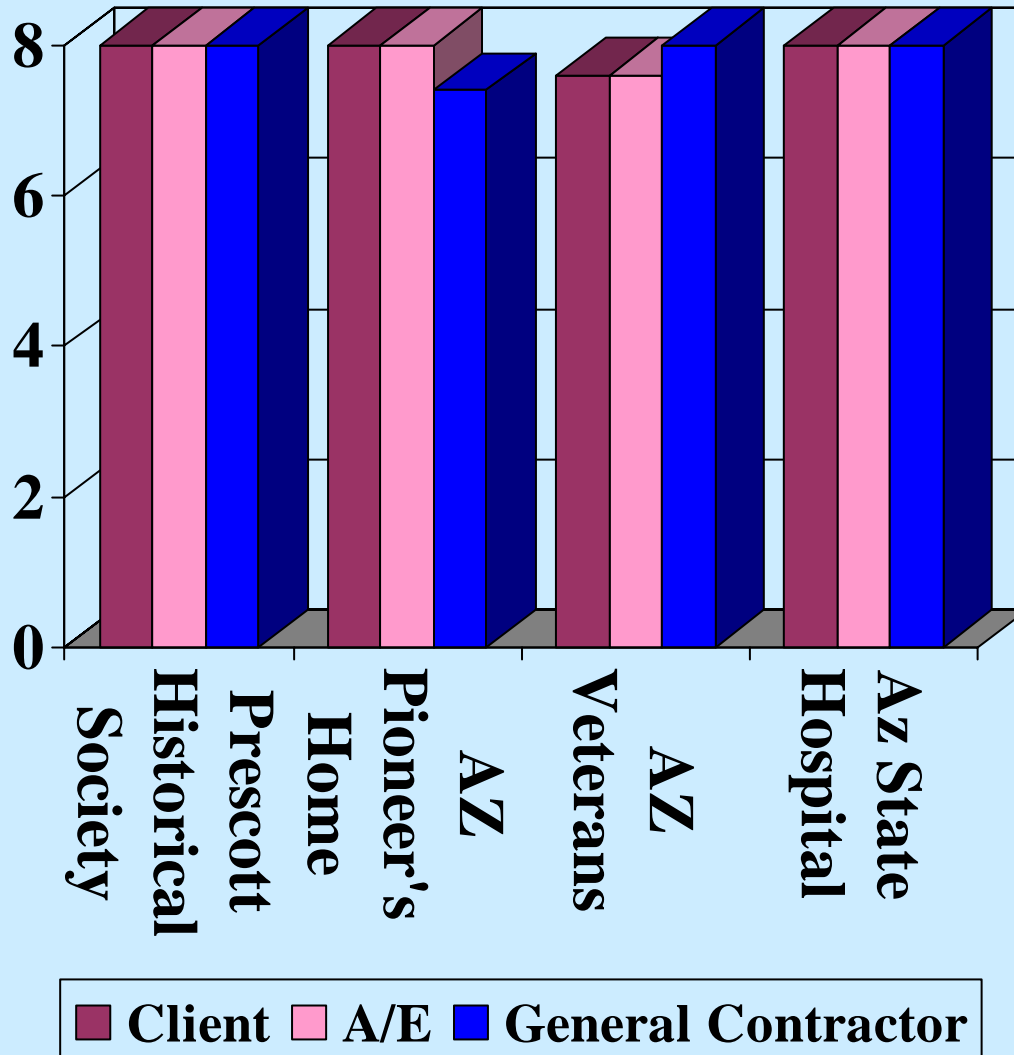
- ▶ **Material Purchases**
- ▶ **Invitation for Bid**
- ▶ **Emergency Procurement**
- ▶ **Award of Contract**
- ▶ **Requests for Proposals
and/or Qualifications**

Committed to Customer Service



- ◆ **Satisfied Customers**
- ◆ **Repeat Business**
- ◆ **Quick Response Time**
- ◆ **Our Surveys say.....**

CUSTOMER SURVEY

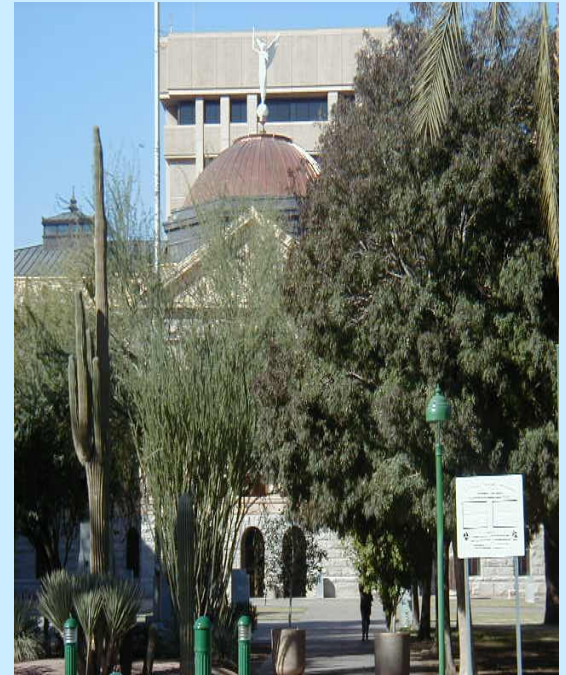




CONSTRUCTION SERVICES'S CLIENT LIST

- 
- The background of the slide is a photograph of the Arizona State Capitol building. The building is a large, classical-style structure with a prominent central dome and a portico supported by columns. The sky is clear and blue. The text of the list is overlaid on the left side of the image.
- AZ Department of Administration
 - AZ Department of Corrections
 - AZ Department of Economic Security
 - AZ Department of Emergency & Military Affairs
 - AZ Department of Environmental Quality
 - AZ Department of Health Services
 - AZ Department of Juvenile Corrections
 - AZ Department of Public Safety
 - AZ Department of Transportation
 - AZ Department of Veterans Services

- **Arizona State Hospital**
- **Arizona Historical Society**
 - Phoenix, Prescott,
 - Tempe and Tucson
- **Arizona Pioneers Home**
- **Arizona School for Deaf and Blind - Tucson**
- **Phoenix Day School for the Deaf - Phoenix**
- **Governor's Office**





PROJECT MANAGEMENT SERVICES

Construction Management



- ✘ Before work begins, we will coordinate necessary environmental surveys
- ✘ As work begins in the field, we will be your onsite representative
- ✘ We will administer and oversee all construction
- ✘ We will maintain all records, logs and reports



Coordinate Environmental Services

✂ Asbestos Abatement

✂ Mold/Lead Paint Remediation

✂ Archaeology Remediation

✂ Native Plants Remediation

✂ AZ Department of Environmental

Quality - Issues





We will conduct meetings to discuss compliance with schedules and the requirements of the Contract Documents



REPRESENTATIVE PROJECTS

ADOA MOTOR POOL

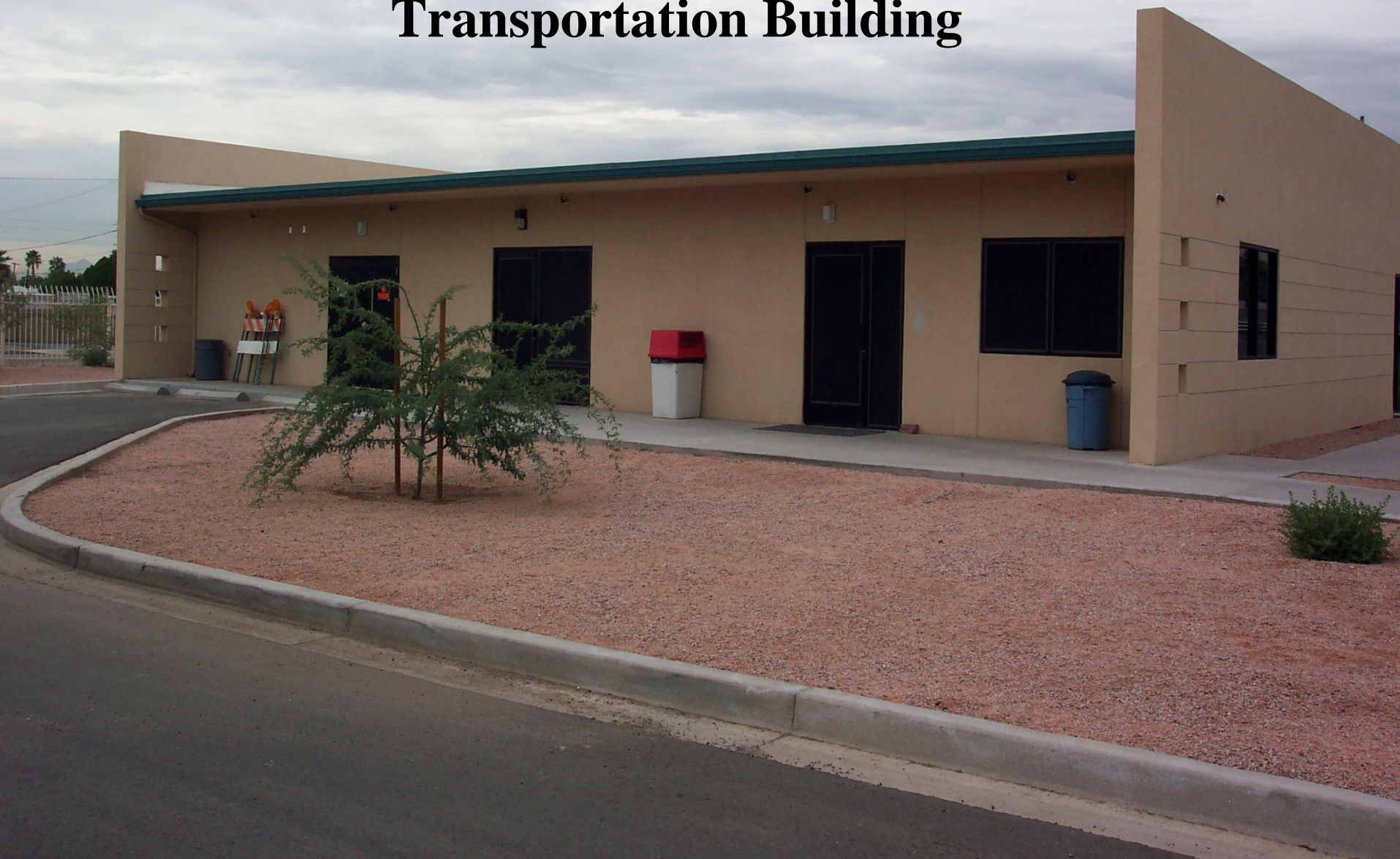




Arizona Pioneers Home Stair Tower

Phoenix Day School for the Deaf

Transportation Building



A photograph of a modern, multi-story building with a light-colored, textured facade and large glass windows. The building is situated on a street corner, with several tall palm trees in the foreground and background. A curved, white, dome-like structure is visible to the left of the main building. The sky is clear and blue. In the foreground, there is a paved road with a white arrow pointing right and a shadow of a person. A utility pole with wires is visible on the right side of the street. A silver car is parked on the street to the right.

Arizona Department of Health Services State Laboratory



Arizona State Hospital Complex



Prescott Historical Society - New Fire Alarm

Southern Arizona Veterans Memorial Cemetery Columburiu



Southern Arizona Veterans Memorial Cemetery

Administration Building





Committal Shelter - Veterans Cemetery

Arizona State Prison Complex - Lewis



4/20/99



CONCLUSION

CONSTRUCTION SERVICES GROUP

- **Full service Project Management Team**
- **Expertise in Construction Management**
- **Cost Savings**
- **Customer Service**
- **Projects on Time and within Budget**

THE END



REPRESENTATIVE PROJECTS

- **ASPC Lewis 4150 Bed Facility \$220m**
- **ASPC Yuma 2000 Bed Addition \$42m**
- **ASPC Prison Design \$12m**
- **ASPC Tucson 200 Bed Expansion \$5.1m**
- **ASPC Florence Central Health Unit \$4.6m**
- **ASPC Douglas Wastewater Pipeline/Clarifier \$3.7m**
- **ASPC Globe Level II \$2.5m**

REPRESENTATIVE PROJECTS

- **ASPC Cheyenne \$25m**
- **ASPC Eyman SMU II \$35m**
- **ASPC Florence North Unit III \$2.5m**
- **ASPC Safety Project \$2m**
- **ASPC Winslow Fire Alarm \$1m**
- **ASPC Safford Wastewater Treatment Irrigation Project \$990,000**

REPRESENTATIVE PROJECTS

- **ASPC Fort Grant Landfill \$555,500**
- **Department of Corrections Building Renewal Projects \$2.9m**
- **Health Services New Health Lab \$30m**
- **Health Services 60,000 SF Tenant Improvement \$866,000**
- **Arizona State Hospital Complex \$67m**
- **State Hospital Sexual Predator 60 Bed Building \$5.5m**

REPRESENTATIVE PROJECTS

- **Risk Management 6,000 SF Additional \$226,000**
- **Executive Tower Emergency Power Panel \$33,000**
- **Dept of Agriculture Historic Preservation \$2.7m**
- **Pioneer's Home Asbestos Floor Replacement \$38,000**
- **Pioneer's Home Plumbing Modernization \$1.2m**
- **Pioneer's Home Women's Ward \$204,000**

REPRESENTATIVE PROJECTS

- **Capitol Executive Tower Renovation \$3.1m**
- **Mountain and Catalina Mtn. \$2.9m**
- **WeightsMeasures 38,000 SF Test lab \$516,000**
- **School for the Deaf/Blind Dorm Renovation \$314,000**
- **School for the Deaf/Blind Kachina Classroom \$107,000**
- **School for the Deaf/Blind ADA Modifications \$223,000**

REPRESENTATIVE PROJECTS

- **Phoenix Day School for Deaf Transportation Building \$427,000**
- **Capitol Museum Restoration \$2m**
- **Dept of Economic Security West Duct Replacement 388,000**
- **Dept of Economic Security 20,000 SF \$670,000**
- **SW Regional Juvenile Corrections High Security 200 Bed \$23.8m**

REPRESENTATIVE PROJECTS

- ASPC Lewis 4150 Bed Facility \$220m
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